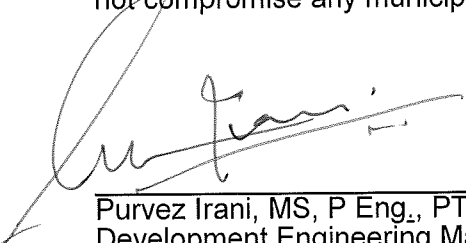

CITY OF KELOWNA

MEMORANDUM

Date: September 1, 2016
File No.: DVP16-0178
To: Community Planning (DB)
From: Development Engineer Manager (PI)
Subject: 752 & 760 Bechard Road

The Development Engineering comments and requirements regarding this DVP application are as follows:

This development variance permit application to vary the lot depth and rear yard setback does not compromise any municipal services.



Purvez Irani, MS, P Eng., PTOE
Development Engineering Manager
SS

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0178

Issued To: Elda & Louis Pagliaro
Site Address: 752 & 760 Bechard Road
Legal Description: Lots 6 & 19, District Lot 134, ODYD, Plan 20399
Zoning Classification: RU1 – Large Lot Housing & RU2 – Medium Lot Housing

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Variance Permit No. DVP16-0178 for Lots 6 & Lot 19, District Lot 134, ODYD, Plan 20399, located at 752 & 760 Bechard Road, Kelowna, BC to facilitate the subdivision of two lots be approved;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 2.35 m proposed.

Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations

To vary the required minimum rear yard from 7.5 m permitted to 2.39 m proposed.

Section 13.2.5(b): RU2 – Medium Lot Housing Subdivision Regulations

To vary the required minimum lot depth from 30.0 m permitted to 27.7 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

None required.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not register the subdivision permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT’S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

 Ryan Smith, Community Planning Department Manager
 Community Planning & Real Estate

 Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
 Security shall be returned to the PERMIT HOLDER.**

SCHEDULE **A**

This forms part of application
DVP16-0178



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **LB**

PROPOSED SUBDIVISION OF LOTS 6 and 19 D.L. 134 O.D.Y.D. PLAN 20399

SCALE 1:500

Distances subject to minor change at time of actual survey.

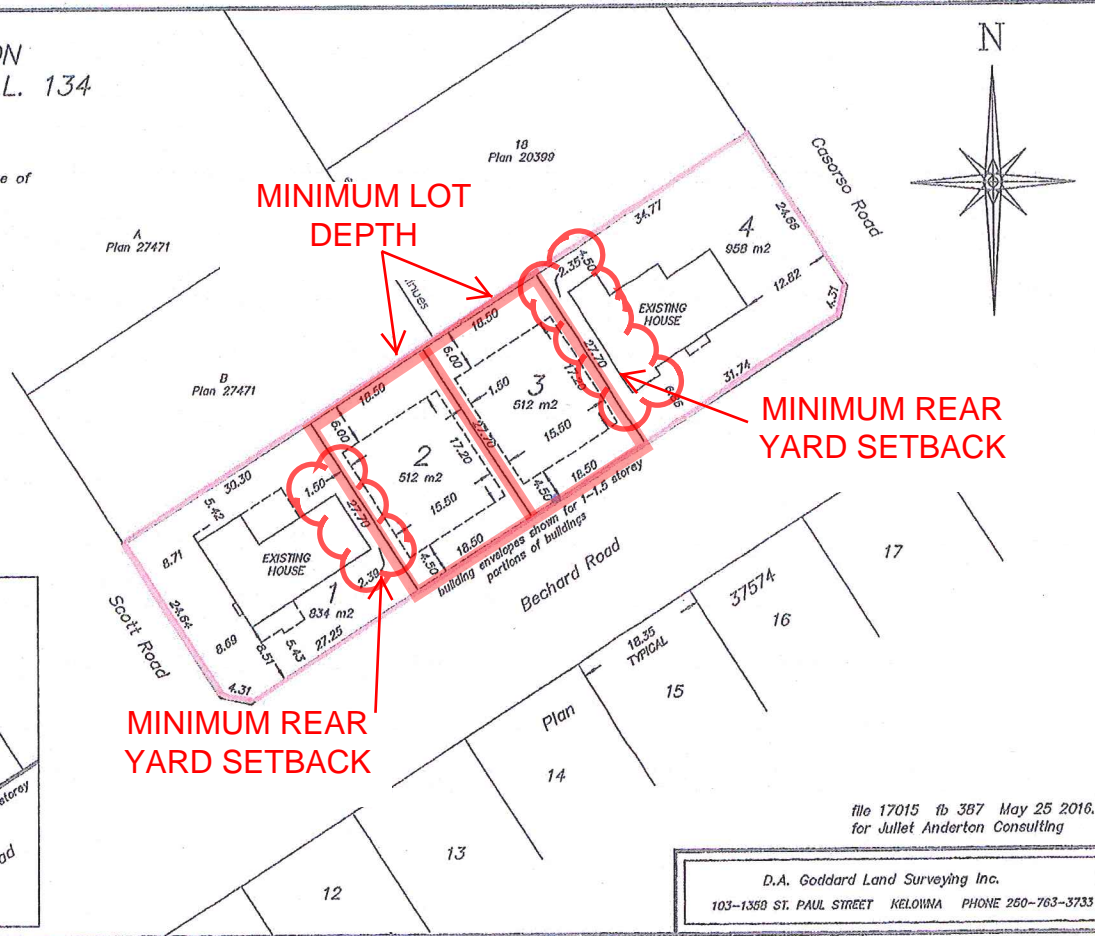
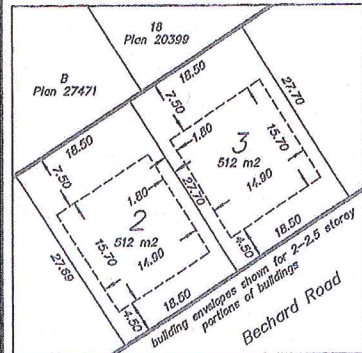
Proposed zoning:
Lots 1 & 4 RU1
Lots 2 & 3 RU2

Area
Lot 1 - 839.31m²
Lot 2&3 - 512.4542m²
Lot 4 - 857.42m²

Existing Address 752 & 760 Bechard Road

Applicant: Juliet Anderson Consulting Inc.
Email: Juliet@julietandersonconsulting.ca
Phone: 250 863 6249

● Utility Pole



file 17015 fb 387 May 25 2016.
for Juliet Anderson Consulting

D.A. Goddard Land Surveying Inc.
103-1350 ST. PAUL STREET KELOWNA PHONE 250-763-3733